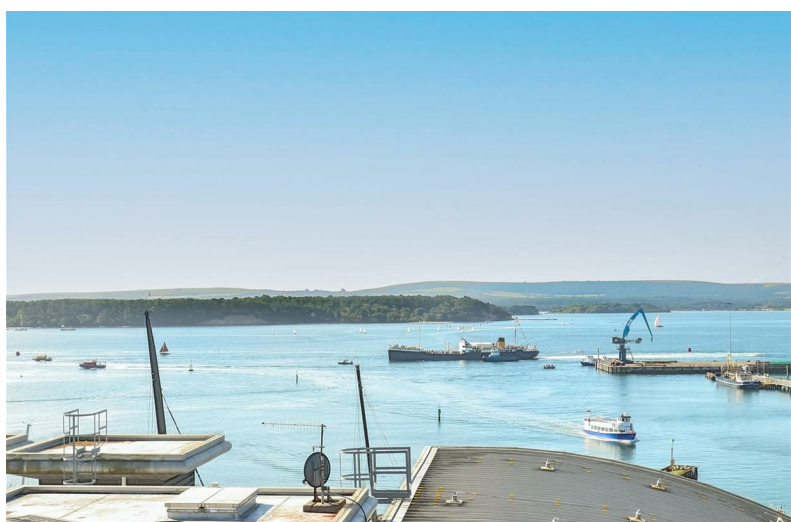


01202 683444

Orchard Plaza, 41 High Street

Poole, Dorset, BH15 1EG

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105 Dolphin Quays

Poole, Dorset, BH15 1LF

£975,000 Leasehold





- Extended Duplex Waterfront Penthouse
- Stunning Waterfront Views across Poole Harbour and Brownsea Island
- Extensive Sun Terrace and Additional Balcony
- Mezzanine Reception Room with Balcony
- Large Open-plan Living room/Diner
- 4 Bedrooms with Three En-suites
- Secure Gated Undercover 2 Parking Spaces
- 24-Hour Concierge
- EPC C & Council Tax Band E
- NO ONWARD CHAIN

Part of the prestigious Dolphin Quays development situated on Poole Quay. This luxurious extended Duplex Penthouse waterfront apartment (of 218 square metres) boasts four double bedrooms, three with en-suites & a further family bathroom. Accessed via an exclusive entrance on the seventh floor, with an extensive sun terrace and additional upper level balcony delivering stunning sea views across Poole Harbour and beyond.

Dolphin Quays' marble-lined foyer offers a 24-hour uniformed concierge, and the property benefits from secure on-site car parking.

The Quay offers a superb selection of cafes, local bars and restaurants, wonderful walks around the Harbour and ferries regularly departing from the quayside regularly to beautiful Brownsea Island and Sandbanks, beyond. Offered with no forward chain, viewing is highly recommended.



### Entrance Hall

A spacious entrance hall with recessed spotlights, neutral décor, wood laminate flooring. Fitted floor to ceiling coat cupboard and storage unit flooring, radiator. Doors off to principal rooms.

### Living Room 22'9" x 8'8" (max) (6.94 x 2.66 (max))

A magnificently extended mezzanine reception room benefitting from outside access to both levels. This bright and extensive open plan reception room enjoys dual aspect views with full-height glazing and sliding door to the decked roof terrace with breathtaking harbour views. Superb lighting throughout with multiple low-level ceiling lights, wall lights and inset spot lights, neutral décor and carpet flooring, radiators.

### Kitchen Diner 27'10" x 9'10" (max) (8.50 x 3.00 (max))

The open-plan kitchen/dining area features a top-quality Miele fitted kitchen with Miele appliances, including a gas 4-burner hob beneath a glass and stainless steel canopy. Electric oven, Miele steamer unit, integrated dishwasher, full-height fitted fridge/freezer. Ceiling spotlights and additional under-unit lighting. A range of flat-fronted cream base cupboard and wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer. Cream ceramic-tiled floor.

### Bedroom 1 17'10" x 12'1" (5.45 x 3.70)

Situated on the lower level alongside bedroom 2 is this well-proportioned spacious double Master Bedroom featuring double-height windows overlooking views over the Quay. Full height fitted wardrobes, carpet flooring, twin ceiling lights, wall light & radiator. Door to en-suite:

### En-suite 8'5" x 6'10" (2.58 x 2.1)

A superbly designed double shower room, walk-in double shower with glazed screen and chrome mixer controls, a contemporary feature wash basin with wall-mounted mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls inset triple tiered feature glass shelving and tiled floor. Recessed ceiling spotlights. Extractor fan.

### Bedroom 2 15'0" x 9'8" (4.58 x 2.97)

Situated on the lower level is bedroom 2, a well-proportioned dual aspect double bedroom with ceiling light and wall lights. Fitted wardrobe and drawer unit along one wall. Radiator. Carpet flooring. Door to en-suite:

### En-suite 9'2" x 7'2" (2.80 x 2.20)

A generously sized bathroom with a white suite with an over-sized bath with central mixer tap, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, plus a separate shower cubicle with glazed door and chrome mixer controls. White heated towel radiator. Cream tiled walls and floor. Recessed ceiling spotlights. Extractor fan.

### Bedroom 4 17'4" x 9'10" (5.30 x 3.00)

Situated on the lower level is bedroom 4, a well-proportioned dual aspect double bedroom with fully fitted double wardrobes and desk offering versatile use as a study, and ceiling light and wall lights. Radiator. Carpet flooring.

### Utility Room 9'2" x 5'10" (2.80 x 1.80)

Accessed from the hallway, with a fitted worktop area and space/plumbing for a washing machine and a tumble dryer. Sink unit and cupboards. Tiled floor. Ceiling lighting.

### Bathroom 9'2" x 5'6" (2.80 x 1.70)

A superbly designed family bathroom room with an over-sized bath with central mixer taps, a contemporary feature wash basin with wall-mounted mirror over, a concealed cistern low level WC. Chrome heated towel radiator. Feature tiled walls inset triple tiered feature glass shelving with and tiled floor. Recessed ceiling spotlights. Extractor fan.

### First Floor Landing

Stairs from the living room lead up to a mezzanine lounge area/dining area delivering the benefits of this idyllic location with stunning views over Poole Harbour, Brownsea Island and the Purbecks beyond.

### First Floor Reception Room 24'3" x 9'10" (7.40 x 3.00)

The upper level bi-fold doors of this magnificent mezzanine level reception room access the outside via a decked balcony at the highest floor of this prestigious development. Open-plan access to the double bedroom three, en-suite, store cupboards and recess storage areas.

### Bedroom 3 18'6" x 10'0" (5.65 x 3.05)

A well-proportioned upper floor open plan double bedroom, set apart from the lower bedrooms with an en-suite bathroom, laminate flooring, ceiling light and wall lights, Radiator.

### First Floor En-suite 8'10" x 5'8" (2.70 x 1.75)

A white suite with a shower cubicle with glazed door and chrome mixer controls, a wash basin with wall-mounted mirror over, a concealed cistern low level WC, heated towel radiator. Laminate flooring. Recessed ceiling spotlights. Extractor fan.

### External

Two dedicated car parking spaces in the adjacent private multi-storey car park, accessed via a glazed bridge link directly into the development. Secure bike store.

### Tenure

Leasehold - 106 Years remaining, with a share in landlord, Dolphin Quays (2009) Ltd.

Service Charge: £10,710.00 pa (2025)

Ground Rent: £1000 pa (2025) (doubling in 2040 and 20-yearly thereafter.)

EPC Rating C

Council Tax Band E

Material Information: Reinforced concrete-frame construction with concrete floors. External elevations mostly traditional brick and block, with areas of render and (predominantly high-level) decorative non-combustible rainscreen panels and Rockwool insulation.

Flood Risk: very low risk of surface water flooding

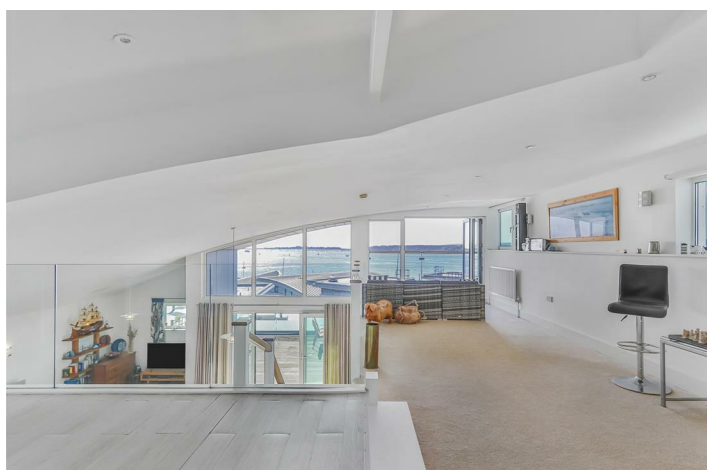
low risk of flooding from rivers and the sea

Broadband:

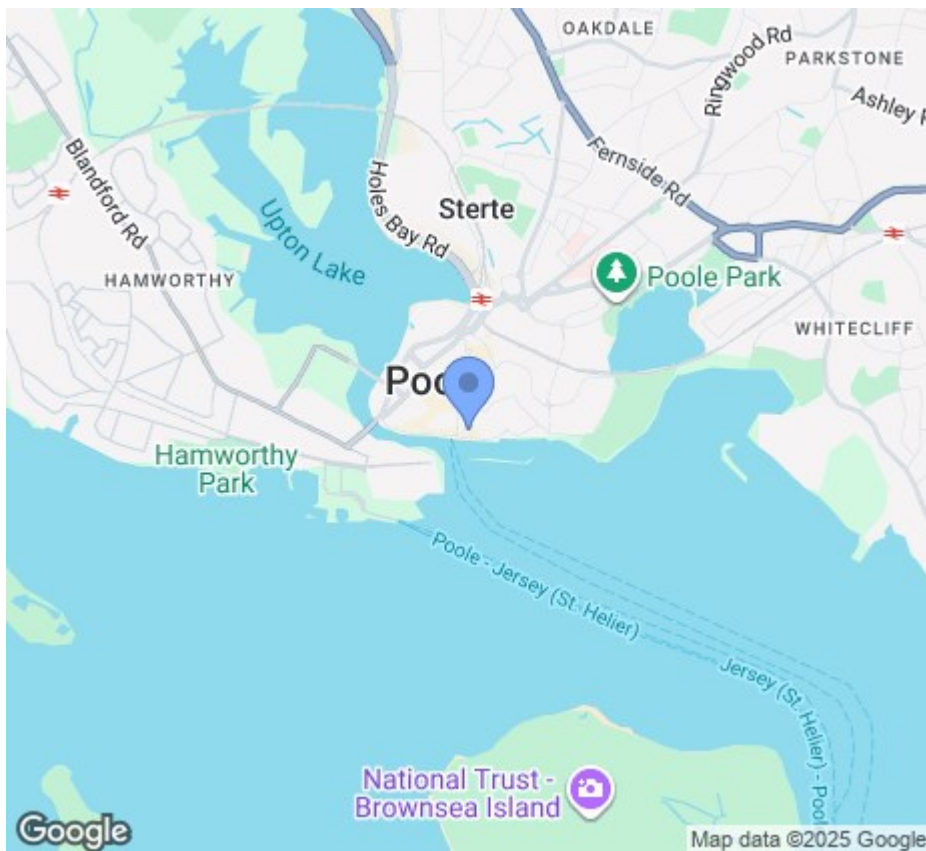
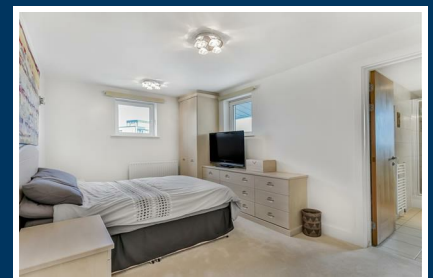
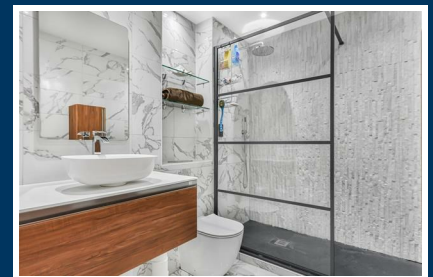
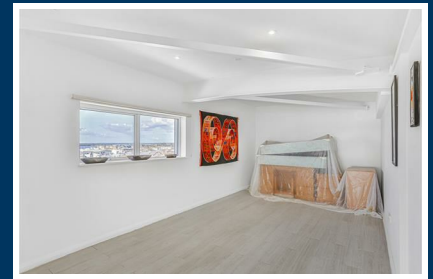
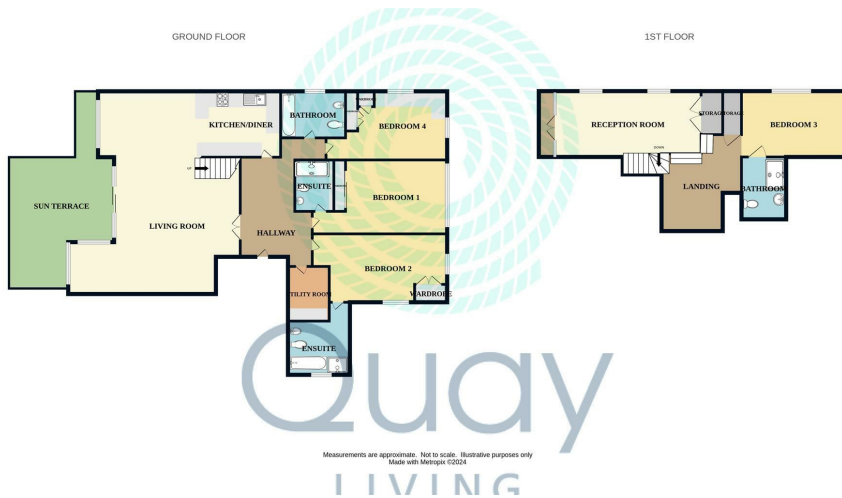
Standard 14 Mbps 1 Mbps Good

Superfast 62 Mbps 14 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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